079.0	0004	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,900 / 797,900
					USE VALUE:	797,900 / 797,900
					ASSESSED:	797,900 / 797,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
214	1/2	SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI MATTHEW
Owner 2:	BERNSTEIN HILA
Owner 3:	
Street 1:	214 1/2 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YATES PAUL C JR -
Owner 2:	YATES BETSY RAY -
Street 1:	214 1/2 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,778 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Vert RedWood Exterior and 1500 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6778.000	393,000	12,200	392,700	797,900
Total Card	0.156	393,000	12,200	392,700	797,900
Total Parcel	0.156	393,000	12,200	392,700	797,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 531.93 | /Parcel: 531.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 151793
GIS Ref:
GIS Ref:
Insp Date: 11/06/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0004-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,000	12200	6,778.	392,700	797,900	797,900	Year End Roll	12/18/2019
2019	101	FV	302,900	12600	6,778.	398,300	713,800	713,800	Year End Roll	1/3/2019
2018	101	FV	302,900	12600	6,778.	297,300	612,800	612,800	Year End Roll	12/20/2017
2017	101	FV	302,900	12600	6,778.	269,300	584,800	584,800	Year End Roll	1/3/2017
2016	101	FV	302,900	12600	6,778.	258,100	573,600	573,600	Year End	1/4/2016
2015	101	FV	295,600	12600	6,778.	218,800	527,000	527,000	Year End Roll	12/11/2014
2014	131	FV		0	6,778.	207,600	207,600	207,600	Year End Roll	12/16/2013
2013	132	FV		0	6,778.	29,600	29,600	29,600		12/13/2012

!6479!

PRINT

Date	Time
12/10/20	21:15:14

LAST REV

Date	Time
11/19/20	10:32:35
mmcmakin	
6479	

USER DEFINED

Prior Id # 1:	151793
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YATES PAUL C JR	75918-264	1	10/19/2020		990,000	No	No		
DUFFY MARK/ELAI	59730-352		8/10/2012	Change>Sale	200,000	No	No		
HORNE ARTHUR JA	36082-299		8/8/2002	Family	250,000	No	No		
	21538-110		11/1/1991	Forclosure	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2014	93	Manual	12,750					
12/20/2013	1836	New Buil	358,935	O				
11/27/2013	1743	Foundati	37,800	O				

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
11/6/2014	Meas/Inspect	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
3/5/2014	Info Fm Prmt	EMK	Ellen K
3/4/2014	Info Fm Prmt	EMK	Ellen K
1/10/2000	Vacant Lot	243	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6778		Sq. Ft.	Site		0	70.	0.83	5			Med. Tr	-10					392,703						392,700	

Total AC/HA: 0.15560 | Total SF/SM: 6778 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,703 | Spl Credit | Total: 392,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	30 - Vert RedWood		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	Very Good
1/2 Bath:	1	Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34999990
Const Adj.:	1.00999999
Adj $ / SQ:	170.437
Other Features:	103027
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394552
Depreciation:	1578
Depreciated Total:	392973

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths: 2		HB 1		

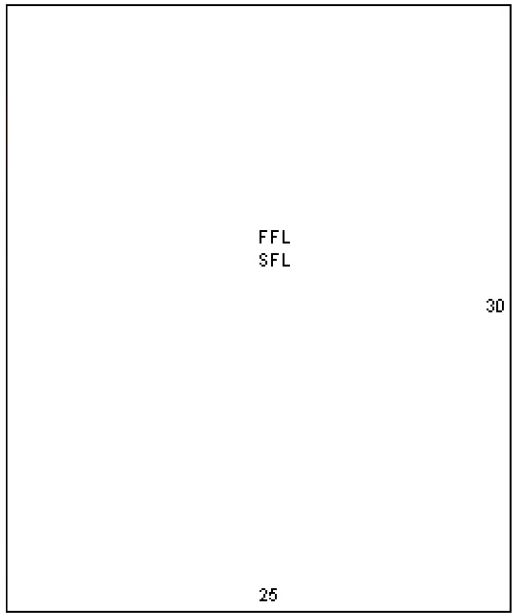
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	9	3	
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.48
Special Features:	0	Val/Su Net:	262.00
Final Total:	393000	Val/Su SzAd	262.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	750	170.440	127,828
SFL	Second Floor	750	170.440	127,828

Net Sketched Area:	1,500		Total:	255,656	
Size Ad	1500	Gross Are	1500	FinArea	1500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0004-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20x20	V	AV	2014	31.88	T	4	101			12,200			12,200

More:	N	Total Yard Items:	12,200	Total Special Featues:	Total: 12,200

IMAGE

AssessPro Patriot Properties, Inc